

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

July 20, 2015

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

*Jeff Davis      Maria Klemack-McGraw      Ted Berry      Steve Bennett      Laura Lanese*

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous regular and special meetings and approve as written; seconded by Mr. Bennett.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

2. The Chair recognized Mr. Andy Furr, Dir. of Grove City Town Center Inc., who with Mayor Stage introduced Ms. Julie Camp, rep. from City Scene Magazine, and Mary Gill, who announced the following winners and presented awards to those present: Best Theater Troupe – Little Theatre Off Broadway; Best Suburban Arts Festival – Grove City Wine & Arts Festival; Best Suburban Fireworks – Grove City; Best Locally Owned-Boutique – Déjà vu Boutique; Best BBQ – City Barbeque; Best Pizza – Zamarelli's Pizza Palace; Best Outdoor dining – Cimi's Bistro; Best Beer selection, restaurant – Hop Yard 62; Best Chocolate Treats – Lollipop Shop; Best Bakery – Capital City Cakes.

3. Chair read the agenda items and they were approved by unanimous consent.

**The Chair recognized Mr. Bennett, Chairman of Finance, for discussion and voting under said Committee.**

1. Ordinance C-33-15 (Appropriate \$4,425.00 from the General Fund for the Current Expense of Records Preservation) was given its second reading and public hearing.

Ms. Kelly showed one of the Minute Books that is in need of repair and explained that the books will be re-bound, each page de-acidified and scanned to preserve the records. She offered to answer any questions. Mr. Bennett asked if the books would be given back to the library or stay in the City's possession. Ms. Kelly said the Library keeps them in the Reference section, in a safe and does not allow them to be checked-out. However, if Council preferred that they remain with the City, she would work on that with the Library.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Ms. Klemack-McGraw.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

2. Ordinance C-34-15 (Appropriate \$690,000.00 from the General Fund for the Current Expense of Extending the 18-Inch Orders Road Truck Sanitary Sewer and Waiving Section 139.05 of the Codified Ordinances) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that the Ohio Public Works Commission does not give grants to public utilities. They have worked with several property owners to extend this line and they have a commitment to receive \$464,000.00 out of the total, which will make sanitary sewer available to the residents along Orders Road. Ms. Lanese asked if this involves the gentleman that came to Grove City several months ago about this. Mr. Boso said it would make sanitary sewer available to him if he is a resident of Grove City.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

3. Ordinance C-35-15 (Appropriate \$350,000.00 from the General Fund for the Current Expense of Professional Services for the recommended Racetrack Redevelopment Projects) was given its second reading and public hearing.

Mr. Boso said that at a prior meeting, Council approved projects recommended by the Racetrack Redevelopment Committee. He explained that those projects need engineering and this appropriation will take care of that for each project. It is contingent upon the donation of necessary easement from Penn Gaming.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Ms. Lanese.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

4. Ordinance C-36-15 (Grant an Exceptional Circumstance for 3981 Broadway to Increase the Maximum Award under the Town Center Commercial Revitalization Grant Program) was given its second reading and public hearing.

Mr. Davis explained that there are several structural issues that need attention, but before they can be addressed there is water in the basement that needs immediate attention. He said it is not just City money doing this. He said that the theater is a community asset and adds great value. It is all volunteers and many come from outside the community to visit and participate in the shows. He said they believe this is a community partnership in making to help these repairs happen. He believes we will see more people stepping up to bring this theater up to par.

Mr. Andy Furr, Town Center, Inc., said they have offered assistance by way of advertising in past years. Hearing of the structural issues, their Board voted to give \$3,000.00 to the cause. It is one of the gems of the Town Center.

Ms. Lisa Cravens-Brown, Vice President of the LTOB Board, explained that the LTOF has been a valuable community resource for over 50 years. They bring money into the city, with more than 60% of

their season subscribers coming from outside the city. Many come from outside the community to watch shows, eat, etc. In addition, they give back to the community through participating in community events. She said they are in crisis and their current resources cannot cover their need. She provided a list of community partnerships, grants, and agencies that have helped them. The building is 100 years old and they would use this money to get professional help to solve their issues, rather than relying on the services of their volunteers.

Mr. Bennett asked about the 19.89% paid in royalties. Ms. Cravens-Brown said it can be very expensive to put on shows, especially those that make any money. She said they run on a very small margin. The average musical costs \$2,500.00 in royalty fees to be able to put that show on. They keep their ticket prices low to accommodate the regular attendees. She said every play and musical is owned by a Rights Holder. You must get permission from that Holder to put on that show and they charge you a fee based on the size of the House, the ticket price, and how many shows you want to put on.

Mr. Berry asked if the building is on the Historic Registry. Ms. Cravens-Brown said she thought it was. Mr. Berry said they can also apply for historical funding. She said their President is on top of that and does apply for grants.

Ms. Lanese verified that they are not just cleaning up the basement, but are using the money to prevent the problem in the future. Ms. Cravens-Brown said yes. They have gone on as long as they can with the scotch tape and band-aids.

Mr. Robinette announced that the Rotary Club put in for a District award which they received a \$2,000.00 matching grant. So, a total of \$4,000.00 will be presented from the Rotary Club. In addition, one of their members is an HVAC contractor who has committed to do the work and get materials at cost. They believe there is a need to help this group and keep it vital in the community.

Mr. Davis said this is really a community partnership. He said there are other steps he feels they can get to once the structure is solidified in the basement. The inside also needs refurbished. Mayor Stage followed up on Mr. Davis' comments by stating that the City is also pursuing grants. He said we should also look at using some of the Hotel/Motel tax for the arts. He said LTOB also received seats from Veteran's Memorial to use in the Theater. He said he is a little embarrassed that we haven't paid more attention to LTOB. This is a true treasure in the City.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Mr. Davis.

Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

5. Ordinance C-39-15 (Appropriate \$176,779.00 from the General Fund for the Current Expense of the Gantz Road Improvement Project) was given its first reading. Second reading and public hearing will be held August 3, 2015.
6. Ordinance C-40-15 (Appropriate \$1,000,000.00 from the Capital Improvement Fund for the Current Expense of Constructing the New Library and Related Expenses) was given its first reading. Second reading and public hearing will be held August 3, 2015.
7. Ordinance C-41-15 (Authorize the City Administrator to enter into a Development Agreement with Pizzuti regarding the Redevelopment of the former Lumberyard Site and Authorize the Transfer of the Site) was given its first reading. Second reading and public hearing will be held August 3, 2015.

8. Ordinance C-42-15 (Declare the Improvement of certain parcels of Real Property to be a Public Purpose and Exempt from Taxation; Providing for the Collection and Deposit of Service Payments; and Specifying the purposes for which the Service Payments may be expended) was given its first reading. Second reading and public hearing will be held August 3, 2015.

Mayor Stage noted that the School Board and Jackson Township have received this information and discussions have taken place for this TIF agreement.

9. Resolution CR-41-15 (Approve and Authorize the City Administrator to enter into a Contract for the Guaranteed Maximum Pricing Proposal from Miles McClellan Construction Company for the Early Bid Packages for the Construction of the new Library) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is a bit unique since the Library is a public project. This is for the early items that must be ordered and require a lot of lead time, such as steel. He said this is for the first part of the maximum pricing project and there will be another one for the rest of the project at a later date. He noted that the figures for these early items are below the estimates.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

**The Chair recognized Ms. Lanese, Chairman of Service, for discussion and voting under said Committee.**

1. Ordinance C-37-15 (Authorize the City Administrator to enter into an Agreement with the Ohio Public Works Commission for the West Water Run Stream Restoration Project) was given its second reading and public hearing.

Mr. Boso said this is a grant for \$776,850.00 that has been awarded by OPWC. We have a deadline of August 31, 2015 to enter into this agreement and it is contingent upon the donation of land by Penn Gaming. He said this brings the total of over \$2 million we have received from outside funding for this project.

Mr. Davis asked if Penn Gaming has the same sense of urgency. Mr. Boso said they have hired an engineer to review the project and believes they will agree that this will benefit their property and the surrounding neighborhood.

Ms. Lanese asked if this was an all or nothing grant. Mr. Boso said unless City Council would want to front the money, then yes.

There being no additional questions or comments, Ms. Lanese moved it be approved; seconded by Mr. Davis.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

**The Chair recognized Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.**

1 Ordinance C-32-15 (Approve the Rezoning of 9.05 acres located at 2066 Home Road from SF-1 to PUD-R) was given its second reading and public hearing.

Ms. Jill Tangeman, attorney for applicant, explained that Council approved the Preliminary plan earlier. It is a condominium project that is slightly different from their project next door.

Mr. Berry asked about the steep slope and line of sight for traffic. Ms. Tangeman introduced Mr. Phil Morehead, Land Planner, who has been working with City Staff. Mr. Morehead said they are cutting into the existing slope and hills that will open up the line of sight. Mr. Berry asked if there will be a bike path. Mr. Morehead said there will not be a bike path with their project.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

2. Ordinance C-38-15 (Accept the Annexation of 5.46 acres located South of Borrer Road and East of Borrer Road) was given its second reading and public hearing.

Mr. Steve Bowshier, attorney for applicant, said this is a routine annexation and was present to answer any questions.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

3. Ordinance C-43-15 (Approve the Plat of Meadow Grove Estates North, Section 3) was given its first reading. Second reading and public hearing will be held on August 3, 2015.
4. Ordinance C-44-15 (Approve a Special Use Permit for Outdoor Seating for London Place located on the southeast corner of the building) was given its first reading. Second reading and public hearing will be held on August 3, 2015.
5. Ordinance C-45-15 (Approve a Special Use Permit for a Drive-Thru for London Place located at the northwest corner of S.R. 665 and Summit Way) was given its first reading. Second reading and public hearing will be held on August 3, 2015.
6. Ordinance C-46-15 (Approve a Special Use Permit for Outdoor Seating for London Place located on the southwest corner of the building) was given its first reading. Second reading and public hearing will be held on August 3, 2015.

7. Ordinance C-47-15 (Approve a PUD-R Zoning Classification for a 16+ acre parcel located at the Southwest corner of Haughn and Orders Roads upon its Annexation) was given its first reading. Second reading and public hearing will be held on Sept. 7, 2015.

Resolution CR-42-15 (Approve the Development Plan for Mid-Ohio Food Bank located at 8231 Brookham) was given its reading and public hearing.

Mr. Boso said it is directly across from their current site. Mr. Veda said they did agree to the stipulations at Planning Commission.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Bennett.

Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

9. Resolution CR-43-15 (Approve the Development Plan for Village at Gantz Meadows located at 2066 Home) was given its reading and public hearing.

Ms. Jill Tangeman, attorney for applicant, said they agree to the stipulations in the Resolution.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

Mr. Stanley McCallen said there are two dips in Gants Road that make it very difficult to get in and out onto Gantz Road. In addition, there are metal barrels buried in the ground auto parts, and construction materials from the first phase on this lot that needs cleaned up. He said the drums need to be checked as there may be an EPA problem. The man who owned the property before worked on cars and did a lot of oil changes.

10. Resolution CR-44-15 (Approve the Development Plan for Broadway & Park Apartments located at 4035 Broadway) was given its reading and public hearing.

Mr. Terry White, who Mayor Stage asked to come and speak tonight, said he is the regional manager for King-Thompson. The lease for their office was up for renewal and they love the atmosphere of downtown and it was easy for them to renew. He said he had kept up on all the proposals for this area and loves the fore-thinking of preserving the downtown area. He said this development will bring more people and enhance the area.

Mr. Dan Gore, Pizzuti, was present to answer questions. Ms. Klemack-McGraw reviewed the two deviations and stipulation from Planning Commission. Mr. Gore said they do agree to those.

Mr. Bennett said he appreciates the enhancement of the buildings but still has serious concerns over the parking. He said you can't count parking spaces two and three times. He also finds it difficult in

knocking down houses to provide parking spaces. He said as a City, we are diligently trying to find a way to accommodate this development, other businesses who want to move in and those who want to stay here. It is an historical preservation area and central business district. He wants to continue to receive accolades from people outside the City.

Mayor Stage read from a 1948 newspaper article that states that Council Members vote to end angle parking and suggest installing parking meters. He read a comment from one of the Council Members "The town is growing up and the days of parking right in front of the store you want to visit are over. It won't hurt anyone to walk a block or so. They do it in other places without a squawk and they will have to learn, eventually, to do it here. Why not now."

Mr. Gore said he appreciates and respects Mr. Bennett's comments, so he did a little research from a different perspective. He said it may not solve the problem but he shared a map of the parking lots in the Town Center and the distance from City Hall, in comparison to the last parking space in Wal-Mart's parking lot. Mr. Bennett said he realizes it is all in the way you look at it. He shared that he has a business in the Town Center and lost business when it was across the street because people said they could not find a parking space. He said there are only so many places we can knock down to build more. He said to get the people to come to the Town Center, there has to be a reason.

Mr. Davis said he is empathetic to the challenges of future parking. He said he thinks we are trying to create an environment where people are coming down and staying. He used the Short North as an example. He said you know you are going to have some angst finding a parking space there and you stay and expect to have to walk. He said he thinks we can find the right balance when we can create the environment we want.

Mr. Bennett commented that he doesn't mind walking but we are removing all parking for City Hall except eight handicapped spaces. He said we have many people with difficulty walking. We just need to be aware and think about that. Mr. Gore agreed.

Mayor Stage showed a Plan that they have been working off of for the Town Center and it is all about timing, but they do have a Plan.

Mr. Roger Burket said this development still has three buildings. This morning, there were 48 cars in the lot, not in handicapped spaces. What would be wrong with removing one building and leaving those spaces? He said he has heard that one solution is to tear down houses for parking spaces. We have perfectly good spaces that they want to put housing on. He said the existing homes are historic; and we are still calling this the Historic District, but we want to tear those down and create parking. He said it is less desirable to see a parking lot out your window than a house. He said those units may stay vacant longer. He said one or more of the existing homes may be a Sears Kit Home. He said he has no evidence of that yet, but the money is what makes the difference - \$2 million to tear down houses to build parking lots, caused by housing and tearing down parking lots. He asked all of them to vote no.

Mr. Andy Furr, Town Center Inc. Director, passed out a Resolution of Support for this development plan and the Certificate of Appropriateness that was approved by their Board of Directors.

Ms. Lanese clarified that the vote tonight doesn't mean the homes across the street will be torn down. Mr. Burket said he doesn't own any of the homes and is not directly involved, but he cares about Grove City. He grew up here.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	No
Ms. Lanese	Yes
Mr. Davis	Yes

11. Resolution CR-45-15 (Approve a Certificate of Appropriateness for the Erection of Residential Structures located at 4035 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Boso explained that one of the criteria in the Historical Preservation Area is to obtain a Certificate of Appropriateness issued. This is a follow-up to the Development Plan that they agree to the construction of these buildings.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Davis.

Mr. Berry	Yes
Mr. Bennett	No
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

12. Resolution CR-46-15 (Appeal the decision of the Board of Zoning Appeals granting a Variance to Table 1135.10-I – Residential District Requirements, to Waive the Requirement to have a Minimum 80' of Street Frontage for 0000 Orders Road) was given its reading and public hearing.

Mr. Bennett moved to postpone this resolution to 8/3/15; seconded by Ms. Klemack-McGraw.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

13. Resolution CR-47-15 (Recognize John “Elmer” Houdashelt and Name Field #11 at Windsor Park in his Honor) was given its reading and public hearing.

Ms. Kim Conrad introduced Ms. Tracy Houdashelt, daughter of “Elmer”. Tracy thanked the Mayor and Council. She said she has always been very proud of her dad and he just doesn’t understand why someone would want to do this for him. She said it is a great honor for the whole family.

Mayor Stage read the resolution in full. He said there will be a presentation to Elmer Friday night. Mr. Burket told a story about Mr. Houdashelt, who was his teacher.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Mr. Bennett.

Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

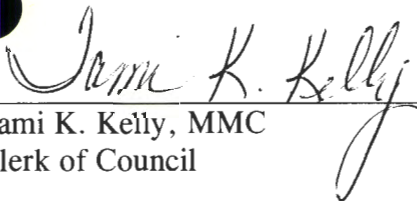
The Chair recognized members of Administration and Council for closing comments.

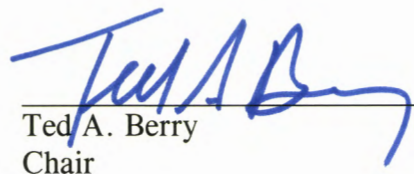
1. Mayor Stage commented that we have a very busy weekend with the Alumni Softball Tournament and Homecoming. He expressed condolences on the passing of Richard Robinsons who was one of our earlier developers and Tyler Wells, a 15 year old who was a mainstay at Windsor Park; so much so, a Pickerington team bought a brick for the Dream Field in Tyler's honor.
2. President Berry stated that as part of the Higher Education legislation, Council is charged with appointing two (2) members to the Committee. He offered Mr. John Hampson and Mr. Collin Hopkins as those appointees. He moved to appoint John Hampson and Collin Hopkins to the Grove City Higher Education Investment Committee; seconded by Ms. Klemack-McGraw.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:43 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Ted A. Berry  
Chair